



Christmas Cottage

Kinlet, DY12 3AG

Andrew Grant

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Button Oak, Kinlet DY12 3AG

3 Bedrooms 3 Bathrooms 2 Reception Rooms

A beautifully finished three-bedroom dormer cottage offering modern countryside living, with bright open-plan interiors, spacious living areas and far-reaching views across the Wyre Forest.

- A stylish brand-new three-bedroom dormer cottage offering flexible accommodation across two floors.
- Impressive open-plan kitchen and dining area with bi-fold doors and woodland outlooks.
- Generous rear garden with raised patio, perfect for outdoor dining and relaxation.
- Ample off-road parking and integral garage with internal access.
- Tranquil location in the desirable village of Button Oak, close to Bewdley and the Wyre Forest.

Christmas Cottage is a beautifully designed three-bedroom dormer home combining modern comfort with countryside tranquillity. The open-plan kitchen and dining area with bi-fold doors creates a bright, social space leading to the garden, while the living room features a welcoming wood-burning stove. Two ground-floor bedrooms, a bathroom and cloakroom offer flexibility for family or guests. Upstairs, the principal suite occupies the entire floor, complete with dressing area and luxurious en suite. Outside, the private garden enjoys uninterrupted countryside views and a spacious patio for al fresco dining. A generous driveway and garage provide ample parking. Set in the heart of Button Oak, the property offers contemporary rural living close to Bewdley and the scenic Wyre Forest.

1652 sq ft (153.4 sq m)





The kitchen/dining room

The kitchen is a stunning feature of the home, designed with fashionable Shaker-style units and a quartz-topped island as the centrepiece. Two sets of bi-fold doors flood the space with light and offer breathtaking views of the Wyre Forest. Downlighters and herringbone flooring complete the stylish look, making this room the true heart of the home.







The utility room

Off the kitchen, a useful lobby leads to a high-spec utility room with Shaker-style units, space and plumbing for appliances and a stable door opening onto the rear garden.



The living room

To the left of the hall, a welcoming living room features a high ceiling with a skylight, a wood-burning stove set in the corner and a window to the front framing lovely views over open fields.





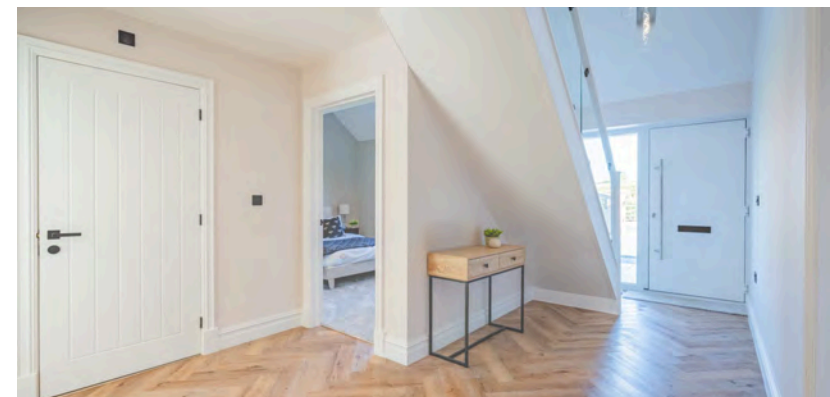
The shower room

This practical shower room is ideal for those returning from forest walks. Featuring streamlined fitted furniture incorporating storage, a wash basin and low-level WC, it is finished with a chrome towel radiator and a walk-in shower backed by stylish light grey subway tiles.



The hallway

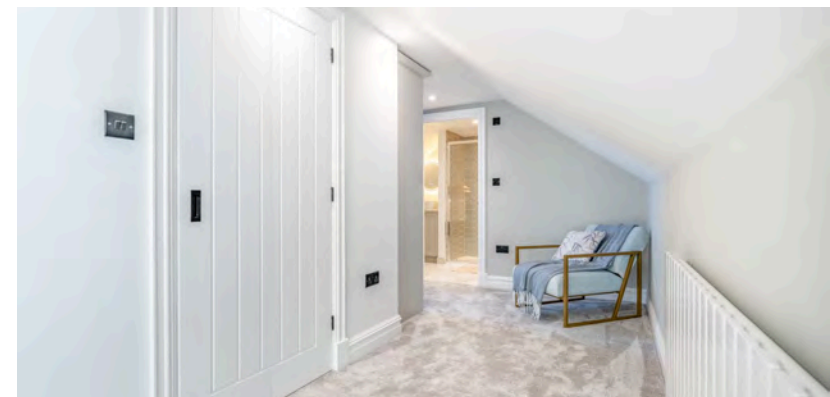
The property is approached via an attractive oak-framed canopy porch leading to an expansive reception hall. Contemporary lighting and a stylish staircase enhance the space, while herringbone flooring flows through much of the ground floor, creating a cohesive and elegant aesthetic.





The principal bedroom

A spacious and private principal bedroom occupying the entire first floor with dual-aspect windows, offering a peaceful retreat with countryside views. This well-proportioned room is complemented by an adjoining dressing area and a luxurious en suite.

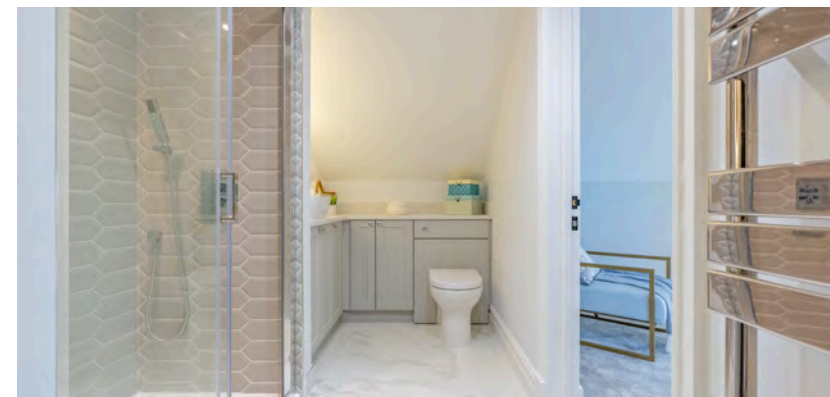






The principal en suite

A luxury en suite shower room, cleverly designed to maximise space. A central shower enclosure is finished with stylish tiling, flanked by streamlined fitted furniture incorporating twin sinks, LED-lit mirrors and high quality fixtures.





The second bedroom

To the right of the hallway, a generously sized room offers flexibility, suitable as a bedroom, sitting room or snug. It benefits from attractive views to the front.



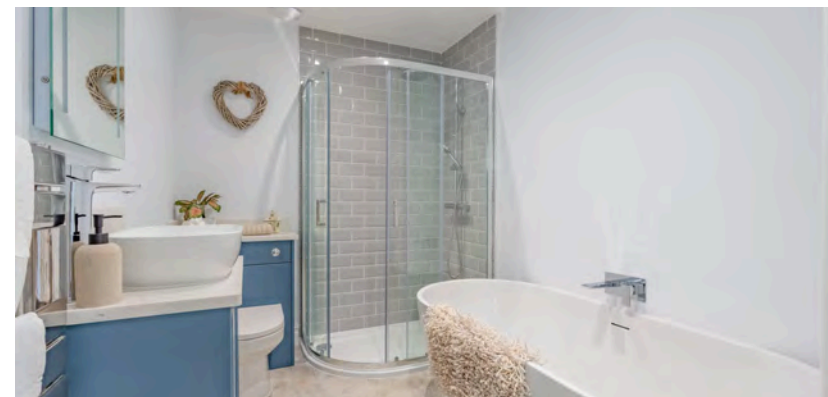
The third bedroom

A light and airy room at the rear of the ground floor, featuring French doors that open onto the rear terrace and stunning views of the Wyre Forest nature reserve. This space can serve as a living room or a downstairs bedroom, particularly as the main bathroom is conveniently next door.



The bathroom

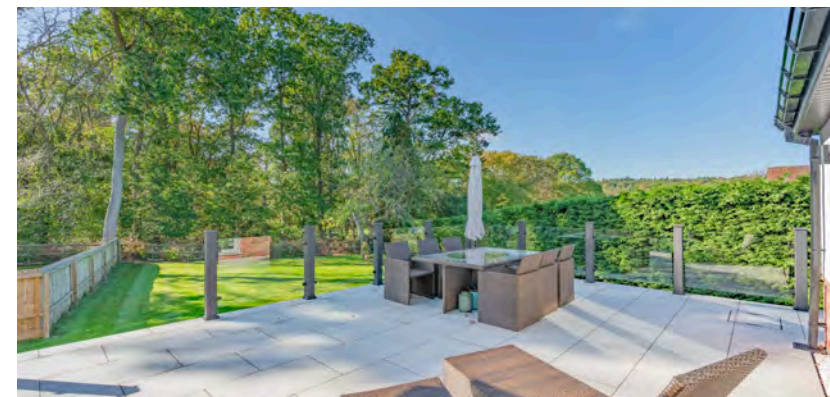
A beautifully styled ground-floor bathroom featuring a freestanding bath, a tiled corner shower enclosure, a chrome towel radiator and a vanity unit, combining elegance with practicality.





The rear garden

A large rear garden directly bordering the Wyre Forest, offering wide-angle views of the woodland. A raised terrace provides an ideal setting for al fresco dining and entertaining, stepping down to a spacious lawn bordered by low-level fencing to enhance the surrounding scenery.







The driveway and garage

The property is well set back from the road behind a substantial gated driveway, newly laid to a mixture of block paving and gravel. This offers ample parking for multiple vehicles. The well-sized garage provides additional storage and parking space, with an internal door linking to the main house for convenience



Location

Situated in the sought-after village of Button Oak, this home enjoys a peaceful countryside setting while being within easy reach of Bewdley and the Wyre Forest.

The area offers excellent walking trails, charming local pubs and convenient road links to nearby towns. The historic riverside town of Bewdley is just a short drive away, offering a range of independent shops, restaurants and leisure activities.

There are excellent opportunities for outdoor pursuits, including walking, cycling and horse riding through the Wyre Forest and along the River Severn.

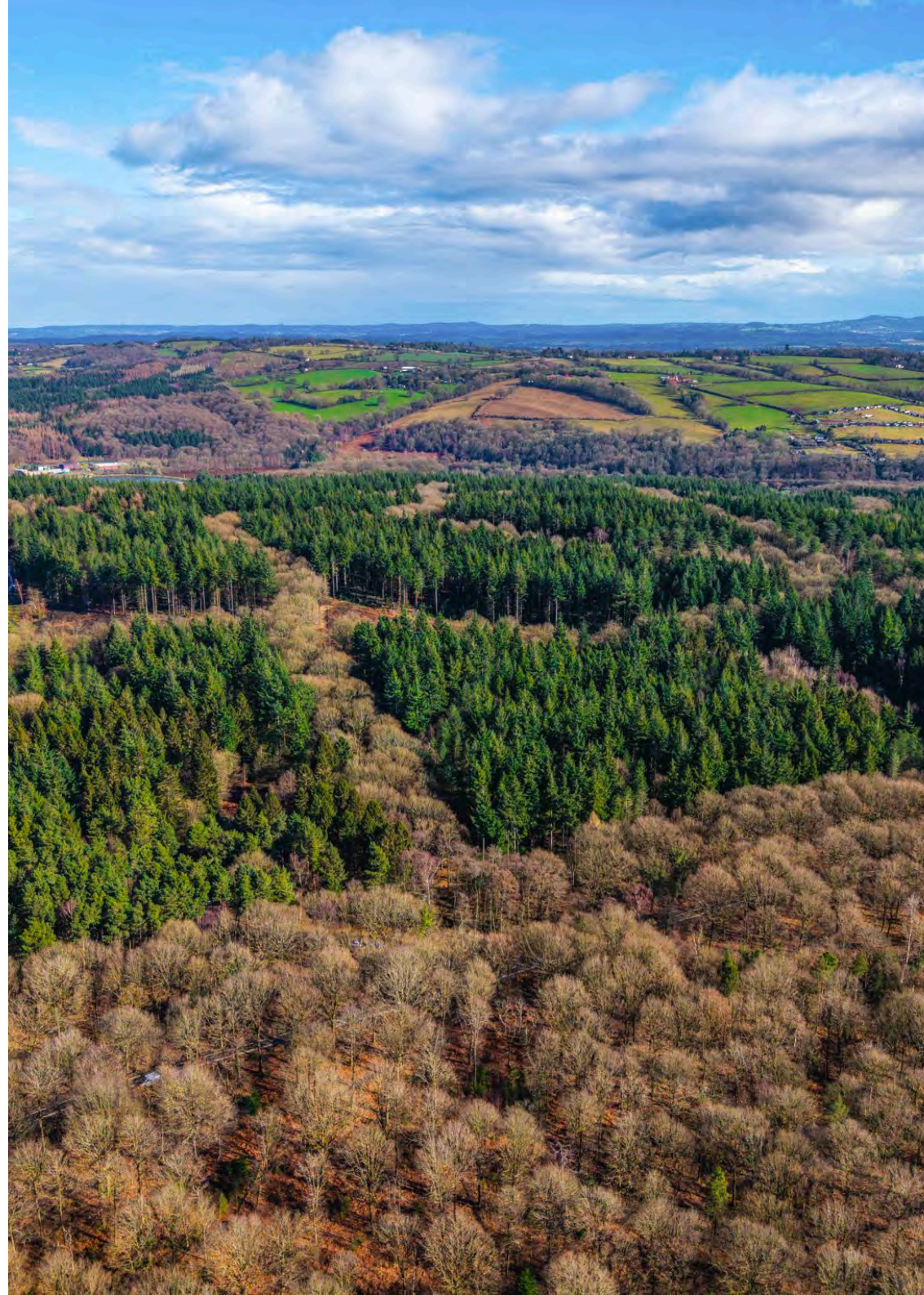
Local schools, including Bewdley Primary and The Bewdley School, provide quality education options, while transport links offer easy access to Kidderminster, Worcester and Birmingham for commuters.

Services

The property benefits from underfloor heating throughout the ground floor, liquid propane gas, mains electricity and water and a septic tank. Private electric solar panels have also been fitted for sustainable energy use.

Council Tax

The Council Tax for this property is Band A.



Button Oak, Kinlet, Bewdley, DY12

Approximate Area = 1652 sq ft / 153.4 sq m (excludes void)

Garage = 174 sq ft / 16.1 sq m

Total = 1826 sq ft / 169.5 sq m

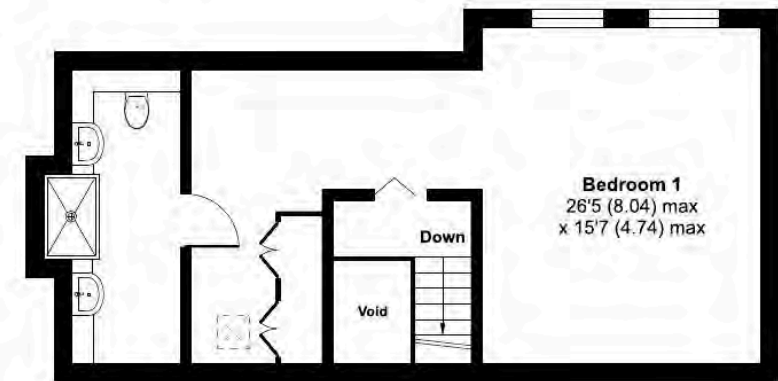
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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichem 2025. Produced for Andrew Grant. REF: 1250592



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com